



Home Improvement Resources

<http://www.ScottsdaleAZ.gov/BldgResources/Homeowner/>

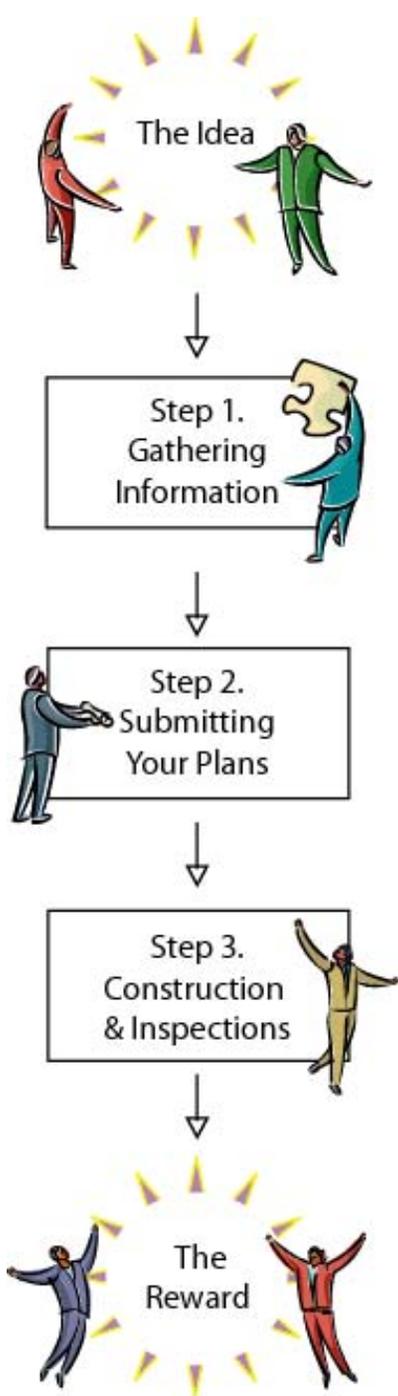
Planning and Development Services Department

7447 E Indian School Road

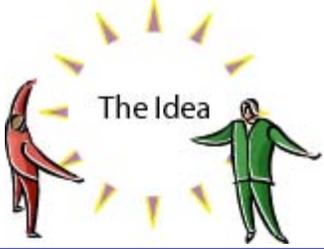
Phone: 480-312-2500



The Home Improvement Process

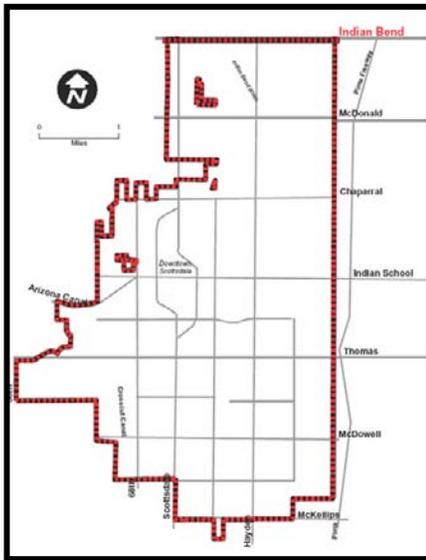


- **Planning Your Dream Home**
Sources of Inspiration
- **Your Property**
Rights, Restrictions & Requirements
- **Navigating the Application Process**
Fees, Forms & Permits
- **Building Your Dream**
- **Additional Resources**



Planning Your Dream Home

Fee Reductions Available – Limited Time Only



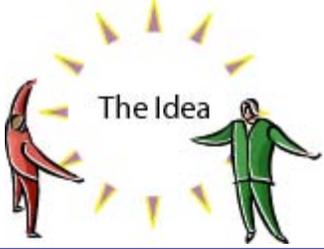
Homeowners South of Indian Bend are now eligible for a fee reduction on renovations.

Program is only for existing single-family homes (townhomes and condominiums are eligible). Projects that are eligible for reduced fees include additions, renovations, accessory buildings, fences, and more.

Total allowed - \$1,942 per address.

FOR MORE INFO...

Contact **Molly Edwards** at 480-312-4304 or e-mail medwards@ScottsdaleAZ.gov or go on-line to <http://www.scottsdaleaz.gov/bldgresources/Fees/Reductions/SouthRes.asp>.



Planning Your Dream Home

Housing Rehabilitation Program



The City offers a federally funded interest free deferred loan to qualified low and moderate income homeowners to address important repairs to their homes.

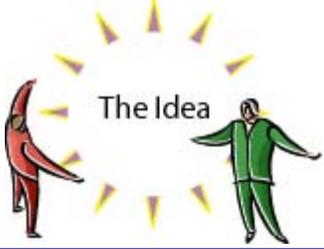
Improvements that can be covered under this program include:

- Structurally deficient issues such as roof, plumbing, electrical, and mechanical
- Modifications for elderly and the disabled
- Cost effective energy conservation improvements

Goal: To address the health, safety, and welfare of the home

FOR MORE INFO...

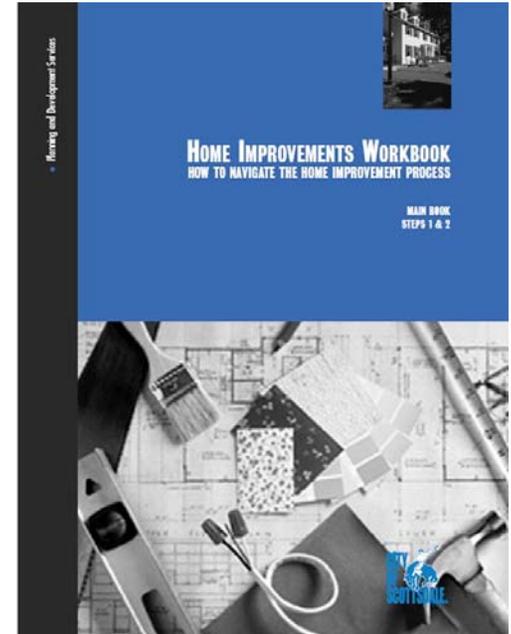
To request an application or learn about eligibility requirements, contact **Michelle Marshall**, Housing Rehabilitation Coordinator at **480-312-2479** or e-mail mmarshall@scottsdaleaz.gov.



Planning Your Dream Home

Don't know where to start?

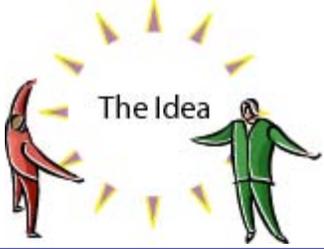
- **Identify the characteristics** that define your neighborhood, your block, and your site.
- **Ask your neighbors** about challenges they faced & helpful hints.
- **Save time and money**: use the Home Improvement Guide to identify what questions to ask and problems to avoid.



FOR MORE INFO...

Find the **Home Improvement Guide** and **Detail Drawings** at:

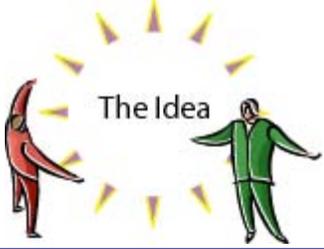
<http://www.ScottsdaleAZ.gov/BldgResources/HomeOwner>



Planning Your Dream Home

Best Practices:

- **Thoroughly research your options & restrictions** before you begin to avoid any unpleasant surprises.
- **Obtain HOA approval**, if applicable PRIOR to submitting your application.
- **Hire an Architect or Builder** sensitive to building in an established neighborhood.
- **Visit the site with an Architect.** Have them demonstrate the relationship of the changes to adjacent homes.
- **Discuss your plans with neighbors.**
- **Leave ample room in your budget for landscaping.**



Additional Inspiration

The **Every House Changes** project illustrates the possibilities of change to existing homes.

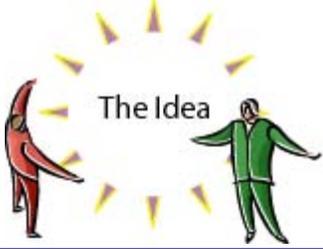
Design ideas presented include:

- Neighborhood Improvements
- Renovations
- In-fill Construction
- Landscaping



FOR MORE INFO...

Contact **Monique De Los Rios-Urban** at **480-312-7898** or e-mail medlos@ScottsdaleAZ.gov.



Additional Inspiration

Interested in Sustainable Building Methods?
The **Green Building Program** is the resource
for you! Find out more:



- **Green Building Web Site:**
<http://www.ScottsdaleAZ.gov/GreenBuilding/>
- **Desert Green Program on City Cable 11**, check the program guide at:
<http://www.scottsdaleaz.gov/citycable11>
- **Green Building Program Brochure**, available at the Web Site or from the One Stop Shop

FOR MORE INFO...

Contact **Anthony Floyd** at 480-312-4202 or e-mail afloyd@ScottsdaleAZ.gov.

Step 1.
Gathering
Information



Your Property – Rights, Restrictions & Requirements

Need to Know:

- CC&Rs & HOA Approval Processes
- Are there any Easements affecting your property?
- Zoning Ordinance Requirements/Restrictions
- Code Requirements (Electrical, Mechanical, etc)

FOR MORE INFO...

The Digital Map Center provides maps & databases, including Land, Water, Sewer, Aerial Photo, Topography (contours), ESLO & Zoning maps. <http://eservices.ScottsdaleAZ.gov/COSmap/>



Your Property – Rights, Restrictions & Requirements

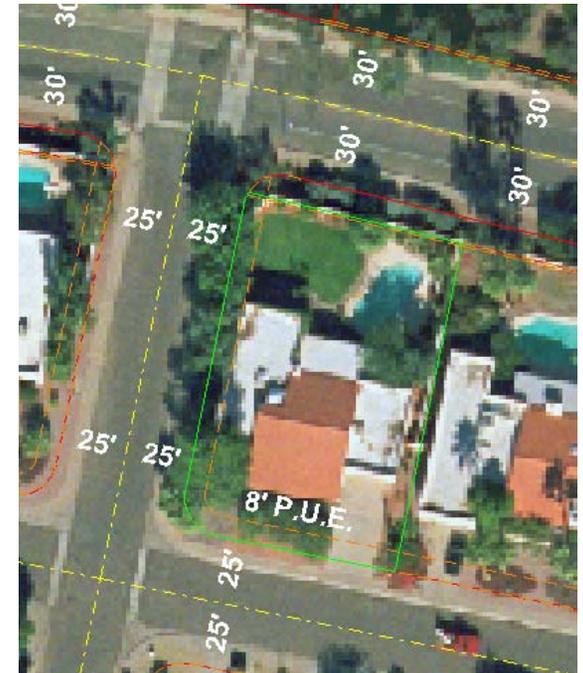
Easements: Dedicated Property Access/Use Rights

Common easements include:

- Public Utility
- Right-of-Way
- Cross-Access Easements
- Scenic Corridors
- Natural Area Open Space (NAOS)
- Federal General Land Office (GLO)

Why does it matter?

- Affects where and how you can develop your property
- *Some* easements can be abandoned





Your Property – Rights, Restrictions & Requirements

What is “Zoning” ?

- Permitted uses & development standards
- Restrictions on building use, location, height, parking, etc.

How Does it Affect Me?

- Non-compliant projects will not be issued permits
- Variances granted by the Board of Adjustment

R1-5 SINGLE FAMILY RESIDENTIAL DISTRICT	
area	4,700 ft2 min.
width	45' min.
corner lot	55' min.
depth	85' min.
height restriction	30' max.
front yard	15' min.
double frontage	15' min.
side yard	0' or 5' or more
aggregate side yard	10'
rear yard	15' - abuts R1-thru R-5 25' - abuts other R1 district
garage/ carport setbacks	0 - 29 degrees 20' min. 30 - 44 deg. 17' min. 45 - 59 deg. 14' min. 60+ deg. 10' min.
distance between building/addition	8' min
distance between adjacent buildings	10' min.
front patio/porch	10' min. setback 20% max.coverage in setbacks 50% min. roof open to sky structure integrated w/ existing building

FOR MORE INFO...

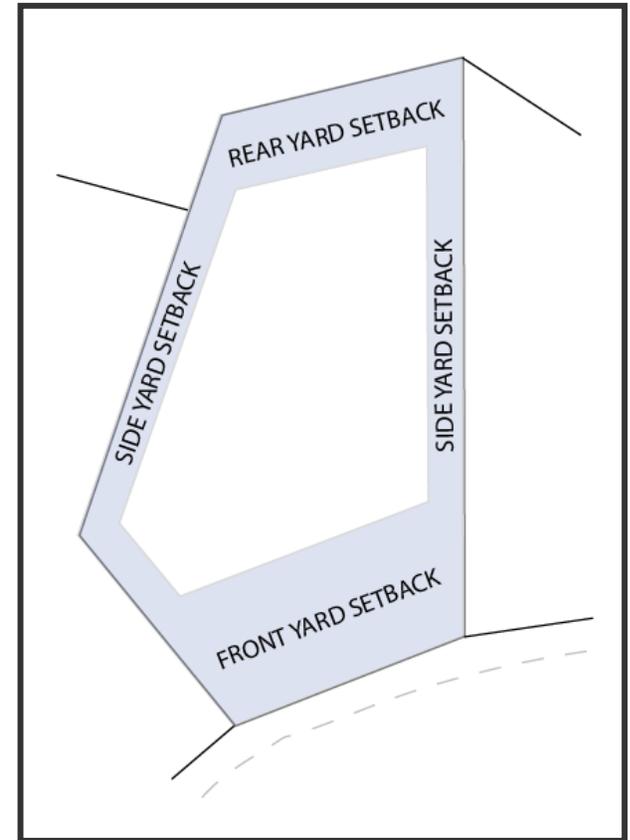
Call **480-312-2500** or visit the **One Stop Shop** for help with your specific property restrictions. We're located at **7447 E Indian School Road, Suite 100.**



Your Property – Rights, Restrictions & Requirements

Setbacks - Every parcel has distances that buildings/ structures must be “set back” from the property line.

- Setback requirements for your home will vary depending upon the zoning district (i.e. R1-110, R1-7, etc).
- Front, side and rear yard setbacks are usually different.
- Corner lots and “Flag” Lots will have special setback requirements.
- Setbacks required by ordinance may be modified through Amended Development Standards.





Your Property – Rights, Restrictions & Requirements

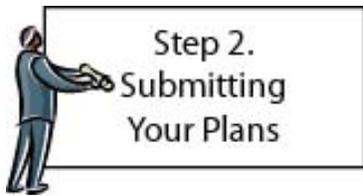
Does your home meet current codes?

- You may be required to update your home to meet current requirements (if renovating more than 50% of home).
- If this requirement applies to you, seek help from a licensed professional to estimate associated costs before you begin.



FOR MORE INFO...

Code-related questions? Call the **Code Hot-line** at **(480) 312-2633**.



Navigating the Application Process

- **Application Requirements vary by project**, but normal plan review includes:
 - Site Plan
 - Floor Plan
 - Elevations
 - Details & Sections
- **All applications have associated fees.** You may be required to submit a **separate plan review fee** for larger projects.
- Work completed **without appropriate permits** will be charged **double fees**.

FOR MORE INFO...

- **Submittal Forms & Guides** - <http://www.ScottsdaleAZ.gov/BldgResources/SubmittalGuidelines/>
- **Fee Schedules** - <http://www.ScottsdaleAZ.gov/BldgResources/Fees/>



Navigating the Application Process

Types of Permits:

- **Building Permit**

- patio covers, room additions, remodeling, carports, walls/fences, accessory buildings, etc

- **Electrical**

- electrical wiring on any building, structure, swimming pool or mechanical equipment

- **Plumbing**

- plumbing system, gas system, sprinkler supply, water heater replacement

- **Mechanical**

- furnace, refrigeration, air conditioning





Navigating the Application Process

On-line Permit Applications

Minimum Permits (replace a water heater, plumbing for water softener, installing an exterior appliance) can be obtained by a simple on-line application.



For permits that require plan review, (custom home, remodel, addition, green building) the City now has an e-application that will save up to 15 minutes of processing time in our One Stop Shop.

The applications are available on-line at
<http://www.ScottsdaleAZ.gov/OneStopShop>

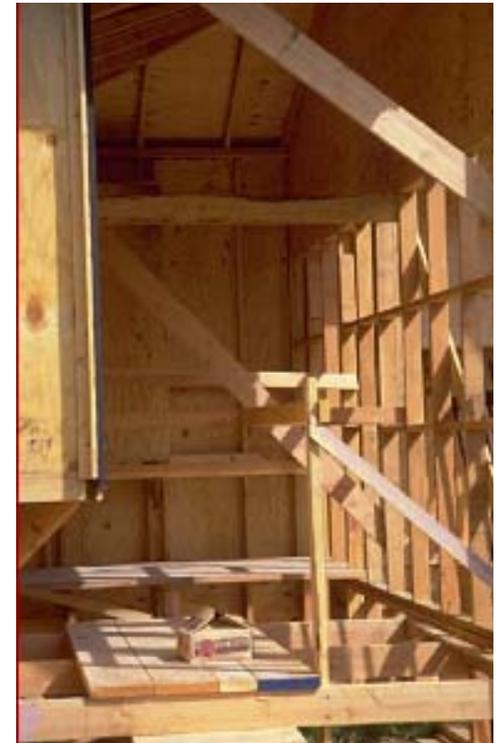


Building Your Dream

Construction and Inspections

- **An Inspection Card** is issued with your permit, and you may begin construction.

Your card will list all the inspections required for your project and when to schedule them.
- **Schedule your inspections** on-line at <http://www.ScottsdaleAZ.gov/OneStopShop> or by calling **480-312-5750**.
- **Most inspections will be scheduled within 24 hours.**





Building Your Dream

Before you Dig!



- No matter the size of the project, Arizona law requires contractors and homeowners **call the Arizona Blue Stake Center before digging, grading, or excavating.**
- Avoid hazards and injuries, prevent costly damage, and eliminate construction delays.
- **Call 602-263-1100 at least two working days prior to beginning construction.**
- Service provided at no cost to homeowner.

FOR MORE INFO...

Blue Stake Questions? Call 480-312-2500 or refer to our web site at:

<http://www.ScottsdaleAZ.gov/BldgResources/Homeowner/Guides/BlueStake.asp>.



Building Your Dream

Construction Activity and Working Hours

Scottsdale City Code regulates the times construction activity may start and stop.

In Scottsdale, construction activity **may not start more than 30 minutes prior to official sun-up** and **must stop at official sun-down** as recorded daily by the National Weather Service.

Because the city uses official sun-up and sun-down, starting and ending times will vary throughout the year.



Example: If sun-up is at 5:15 AM, and sun-down is at 7:00 PM, work may begin no earlier than 4:45 PM and stop no later than 7:00 PM.



The Dream -- Accomplished

For minor projects, after you receive your final clearance from your inspector, you are free to enjoy!



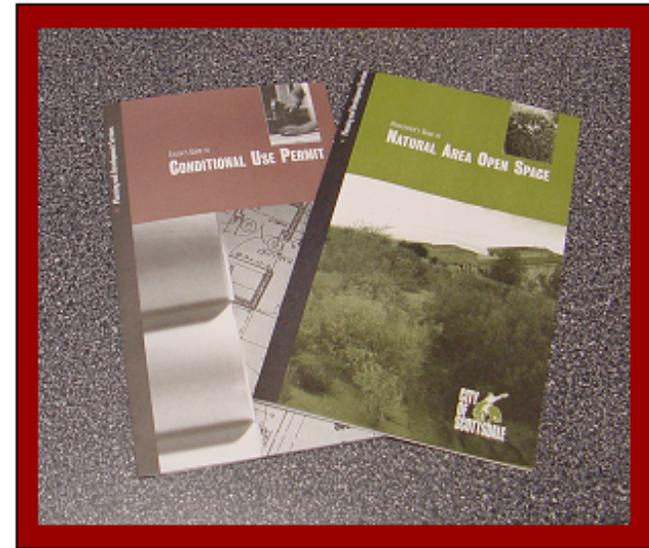
For larger projects, you will receive a **Certificate of Occupancy** after your Final Inspection.



Additional Resources

Project Specific Guides:

- Re-roofing your home
- Patio covers
- Carport enclosures
- Masonry walls
- Abandonments
- Variances



FOR MORE INFO...

The **Homeowner Resources Web Site** contains Improvement Guides, drawings, and permit information; includes links to Natural Area Open Space (NAOS) Guide and other commonly requested homeowner resources:

<http://www.ScottsdaleAZ.gov/BldgResources/HomeOwner>



For More Information

Planning & Development Services

Customer Relations Division

Phone: 480-312-7800

E-mail: PlanningInfo@ScottsdaleAZ.gov

One Stop Shop

7447 E Indian School Road, Suite 100

Phone: 480-312-2500

<http://www.ScottsdaleAZ.gov/OneStopShop/>

